043.0	0006	0008.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	706,000 / 706,000
					USE VALUE:	706,000 / 706,000
					ASSESSED:	706,000 / 706,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		BEACON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GUPTA SAURABH /SARAH
Owner 2:	
Owner 3:	
Street 1:	28 BEACON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RAY KAREN M -
Owner 2:	-
Street 1:	28 BEACON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,800 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1854, having primarily Vinyl Exterior and 1484 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4800.000	254,800		451,200	706,000
Total Card	0.110	254,800		451,200	706,000
Total Parcel	0.110	254,800		451,200	706,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 475.74 | /Parcel: 475.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 30567
GIS Ref:
GIS Ref:
Insp Date: 11/23/18

!3688!

PREVIOUS ASSESSMENT

Parcel ID: 043.0-0006-0008.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	254,800	0	4,800.	451,200	706,000	706,000	Year End Roll	12/18/2019
2019	101	FV	204,600	0	4,800.	479,400	684,000	684,000	Year End Roll	1/3/2019
2018	101	FV	204,600	0	4,800.	349,700	554,300	554,300	Year End Roll	12/20/2017
2017	101	FV	204,600	0	4,800.	304,600	509,200	509,200	Year End Roll	1/3/2017
2016	101	FV	204,600	0	4,800.	259,400	464,000	464,000	Year End	1/4/2016
2015	101	FV	199,300	0	4,800.	253,800	453,100	453,100	Year End Roll	12/11/2014
2014	101	FV	199,300	0	4,800.	208,700	408,000	408,000	Year End Roll	12/16/2013
2013	101	FV	199,300	0	4,800.	198,500	397,800	397,800		12/13/2012

PRINT

Date	Time
12/10/20	18:52:20

LAST REV

Date	Time
04/09/19	14:44:05
apro	

PAT ACCT.: 3688

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAY KAREN M	50053-143		9/4/2007		385,000	No	No		
RAY KAREN M/PET	47650-390		6/19/2006	Family	1	No	No		
LIACOPULOS JAME	46172-169		9/28/2005		420,000	No	No		
	11570-173		9/11/1968			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/23/2018	MEAS&NOTICE	HS	Hanne S
12/3/2008	MLS	MM	Mary M
1/16/2008	Meas/Inspect	189	PATRIOT
1/19/2006	MLS	MM	Mary M
11/13/2000	Hearing Chag	201	PATRIOT
3/9/2000	Inspected	264	PATRIOT
2/16/2000	Mailer Sent		
2/16/2000	Measured	197	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	30567
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4800		Sq. Ft.	Site		0	80.	1.18	1									451,200						451,200	

Total AC/HA: 0.11019 | Total SF/SM: 4800 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 451,200 | Spl Credit | Total: 451,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1854	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	168.733
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	369221
Depreciation:	114459
Depreciated Total:	254762

COMMENTS

BMT/ IS 20% EARTH..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1			HB				

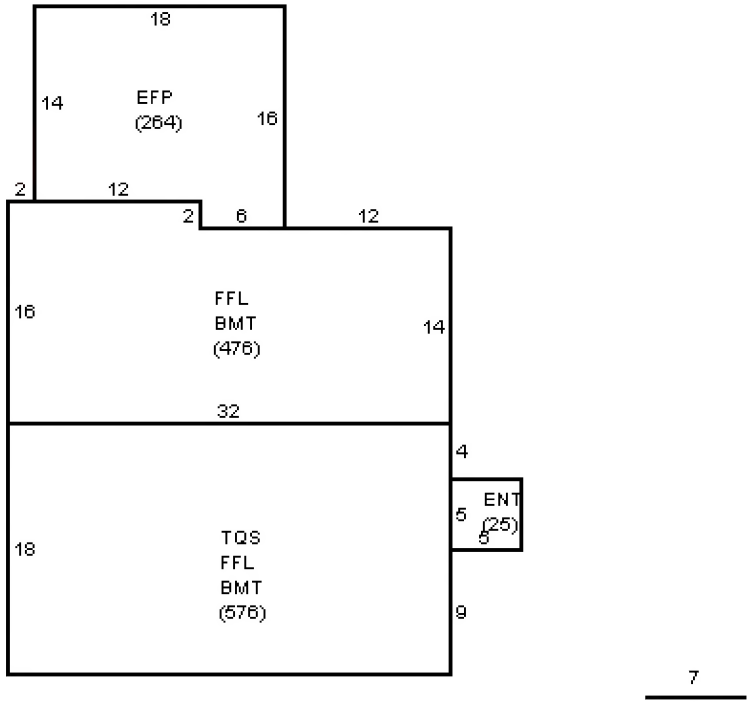
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	168.73
Special Features:	0	Val/Su Net:	90.19
Final Total:	254800	Val/Su SzAd	171.70

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,052	50.620	53,252
FFL	First Floor	1,052	168.730	177,507
TQS	3/4 Story	432	168.730	72,893
EFP	Enclos Porch	264	37.530	9,909
ENT	ENTRY	25	26.400	660

Net Sketched Area:	2,825			Total:	314,221
Size Ad	1484	Gross Are	2969	FinArea	1484

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 043.0-0006-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	5X7	A	AV	1970	0.00	T	39.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	